

**RESOLUTION BY COMMUNITY DEVELOPMENT/
HUMAN RESOURCE COMMITTEE**

04-R -1211

**A RESOLUTION AUTHORIZING THE MAYOR TO
EXECUTE A QUIT CLAIM DEED CONVEYING A
REMNANT OF LAND KNOWN AS PARCEL 18,
AREA 3 OF THE MODEL CITIES URBAN
REDEVELOPMENT AREA TO THE ABUTTING
PROPERTY OWNER(S)**

WHEREAS, M & A Homes, LLC currently owns property located at 72 Gregg Street and has a purchase agreement for the adjoining property located 458 & 462 Ira Street; and

WHEREAS, M & A Homes LLC originally planned to redevelop their property facing Gregg Street to produce a total of six fee-simple town homes to be marketed to moderate income households; and

WHEREAS, the City has determined that the proposed development must face Fulton Street; and

WHEREAS, as a part of the Urban Redevelopment Land Inventory; the Housing Authority of the City of Atlanta conveyed to the City of Atlanta a remnant of land known as Parcel 18 Area 3 of the Model Cities Urban Redevelopment Area, said remnant is further described in the warranty deed and legal description attached as Exhibit "A"

WHEREAS, the remnant consisted of 12,056 square foot is a narrow strip of unbuildable land along the north side of Fulton Street between Ira Street and Windsor Street remains as a result of the widening Fulton Street in the Mechanicsville neighborhood; and

WHEREAS, the remnant is no longer needed by the City and was included in the list of parcels for sale in the Model Cities Urban Redevelopment Area; and

WHEREAS, it is in the best interest of the City to sale this remnant to the abutting property owner, M & A Homes, LLC who proposes to build six (6) town homes; and

WHEREAS, pursuant to Section 2-1571 of the Procurement and Real Estate Code of the City, the narrow strip of land, known as Parcel 18 Area 3 of the Model Cities Area, is so shaped or so small as to be incapable of being used independently as zoned or under applicable subdivision or other development ordinances of the City; and

WHEREAS, the narrow strip of land, known as Parcel 18 Area 3 of the Model Cities Area, shall be appraised and sold to the abutting property owner (s) at fair market value in accordance with the procedures outlined in Section 2-1578 and 138-5 of the Code of Ordinances.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA as follows:

SECTION 1: That the Mayor be and is hereby authorized to execute a Quit Claim Deed to M & A Homes for Parcel 18 Area 3 of the Model Cities Urban Redevelopment for a price equal to the fair market value as established by an appraiser.

SECTION 2: That the City Attorney be and is hereby authorized and directed to prepare the appropriate instruments for execution by the Mayor and to be approved by the City Attorney as to form.

SECTION 3: That same instruments shall not become binding on the City and the City shall incur no liability upon same until it has been executed by the Mayor and delivered to the contracting party.